

PROPERTY SURVEY FOR
DAVID FABIANO

LOCATED IN
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE & MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEY DESCRIPTION

BASED ON TITLE AND ABSTRACT, INC.
NO. 494417 Pg. 1 of 1
DATE: 13 May 2016 03:16:40PM
FEE: \$13.00
FILE BY: JRM
SHELLEY BRENNAN, Recorder
DUCHESNE COUNTY CORPORATION
FOR: DAVID FABIANO - ROOSEVELT
Electronically Recorded

WARRANTY DEED

JOAN PICKUP, TAMMY KILLIAN AND LILA JEAN MARBLE, as Co-trustees
of the VERDA R. BLANCHARD FAMILY LIVING TRUST,
dated March 22, 1984,

of Cedarview, County of Duchesne, State of Utah,
GRANTOR(S)

hereby CONVEY(S) and WARRANT(S) to
LEONARD J. FABIANO,
GRANTEE(S)

of 5741 West 4000 North, Roosevelt, UT 84066, for the sum of ---TEN--- Dollars and other good
and valuable consideration, the following described tract of land in DUCHESNE County, State of
Utah:

TOWNSHIP 1 SOUTH, RANGE 2 WEST, UTAH SPECIAL MERIDIAN

Section 34: The South Half of the Southwest Quarter; The Southeast Quarter.

TOGETHER with all improvements and appurtenances thereto belonging.

SUBJECT to all existing easements and rights-of-way.

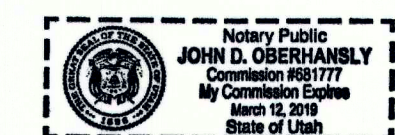
EXCEPTING therefrom all oil, gas, and mineral rights.

Witness the hands of said grantor(s) this 20 day of May, 2016.

Joan Pickup
Joan Pickup, Co-Trustee of The Verda R.
Blanchard Family Living Trust, dated 03/22/84
Tammy Killian
Tammy Killian, Co-Trustee of The Verda R.
Blanchard Family Living Trust, dated 03/22/84
Lila Jean Marble
Lila Jean Marble, Co-Trustee of The Verda R.
Blanchard Family Living Trust, dated 03/22/84

STATE OF UTAH)
COUNTY OF DUCHESNE)

On the 20 day of May, 2016, personally appeared before me, Joan Pickup, Tammy
Killian and Lila Jean Marble, as Co-Trustees of The Verda R. Blanchard Family Living Trust,
dated March 22, 1984, the signers of the within instrument who duly acknowledged to me that they
executed the same in said Trust name and that said Trust executed the same.



John D. Oberhansly
Notary Public

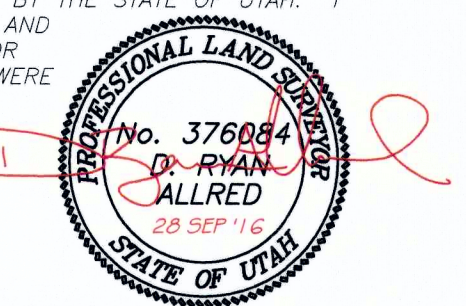
NARRATIVE

This survey was performed at the request of Mr. David Fabiano, for the purpose of finding and
locating on the ground, the corners of the parcel shown herein. Said parcel is described as
allotment parts, therefore requiring a subdivision of Section 34 to be performed. As noted on
this plat, all corners necessary for said subdivision were either found or set and described at
their respective locations. Noting that the South 1/16 Corner between Sections 33 and 34
(Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 34) is a 1/2" rebar
with cap set by others. It appears that said rebar was set prior to the setting of a Duchesne
County aluminum monument at the West 1/4 Corner of said Section 34 (at which point the
original marked stone set by the General Land Office survey was found). Said 1/2" rebar was
accepted as an accurate and good faith effort in the establishment of said 1/16 Corner, thus
creating a legal angle point in the West line of the Southwest 1/4 of said Section 34.

Also, this survey set 5/8"x24" rebar with 2-1/2" aluminum caps and t-posts on said parcel's
lines as shown on this plat.

SURVEYOR'S CERTIFICATE

I, D. RYAN ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 378084 AS PRESCRIBED BY THE STATE OF UTAH. I
FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM THE FIELD NOTES AND
ELECTRONIC DATA COLLECTOR FILES OF AN ACTUAL SURVEY MADE BY ME OR
UNDER MY PERSONAL SUPERVISION AND THAT THE MONUMENTS INDICATED WERE
FOUND OR SET DURING SAID SURVEY, AND THAT THIS PLAT ACCURATELY
REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.



D. Ryan Allred, Professional Land Surveyor,
Certificate No. 378084, (Utah)

COUNTY SURVEYOR'S FILE # 3406

JERRY D. ALLRED AND ASSOCIATES
SURVEYING CONSULTANTS
1235 NORTH 700 EAST--P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

28 SEP 2016 16-100-062

